



## DARE TO COMPARE

### **Prominent Features of the Home – many options/selections still available with early contract**

#### **Appliances - Chef Caliber High End Stainless Steel Appliance Package**

- **30" & 24" Thermador unit with separate refrigerator and freezer towers**
- **Thermador 48" Professional Series 6 Burner Gas Range**
- **2 Thermador High Efficiency Dishwashers**
- **Whirlpool Stainless Built-in Microwave w/Trim Kit**
- **Glass/Stainless Beverage Center or Wine Center**

**Oversized Family Room with Vaulted Ceiling and Fireplace featuring a Custom Stone Surround and open to Kitchen and Breakfast Room**

**Large Wet Bar with separate Butler's Pantry cabinets**

**Wood Floors throughout downstairs and upstairs common areas, including the Master Bedroom and upstairs hallways and Play/Media Room**

**Raised Ceiling in the Master Bedroom with Wood Beam and shiplap**

**Stand Alone Tub & Shower in Master Bathroom**

**Wood Paneled Study with Custom Built-ins**

**Accent Wood paneling throughout the home**

**Mud Room with Custom Cabinets and Home Office area**

**1 Full Bath & 1 Half bath downstairs featuring accent cabinet**

**Media Room with Theatre pre-wire and closet for remote equipment location**

**Smart Home Automation System Prewire**

**Extended Veranda and patio with Summer Kitchen complete with built-in RCS Grill and stainless steel doors**

**Bonus Room Upstairs providing opportunity of use**

**3 Car Garage**

### **INTERIOR TOUCHES**

### **Behind the Walls:**

- Engineered foundation and framing with Engineer inspections for certification
- Full plywood exterior with 130 MPH windstorm clips and straps, inspected by Engineer
- 1-1/8" Subfloor (50 year warranty)
- 11' Ceilings downstairs with 10' ceilings upstairs, Master Bedroom and Family Room both have Vaulted ceilings
- Anderson Low-E energy efficient windows
- Exterior Mahogany wood doors
- Brick & siding exterior veneer

### **Electrical & Home Audio:**

- Setup for **Savant/Crestron** control/automation systems or equal
- Home specific automation design create by **Data Smart Technologies**
  - Showroom available for endless "Smart Home" customization options
- Surround sound in Media Room & Whole House audio speakers pre-wired throughout the home
- Full security system including 2 LED screen keypads
- 28" Structured wiring box
- Rocker switches/ decora outlets\*
- Recessed cans & fans in all bedrooms\*
- Electrical Design with generously place 6" Recess Lighting featuring 25,000hr dimmable LED Bulbs

### **Selections (Flooring, Countertops, Tile, Plumbing, Lighting, Hardware, Paint)**

- Wood flooring at all living areas, Master retreat, and upstairs hallway and Game Room
- Solid wood treads with painted risers
- Tile at all wet locations
- Tile up to the ceiling in all showers/tubs
- Additional wall tile designs in master bath, powder bathroom, and pool bath
- Frameless shower enclosures
- Natural stone / Granite / Quartz provided in all vanity locations
- Carpet in secondary bedrooms
- Front porch, front walkway, and driveway with **Belgard** pavers

### **Millwork & Cabinetry**

- Custom cabinetry, built on site, with Furniture Shop built cabinet doors
- Oversized crown moulding throughout the home
- 8" base downstairs, 6" base upstairs, and 3-1/2" casing on all doors
- All windows picture framed with 3-1/2" casing
- Custom modular closet systems in Master and all Secondary Bedrooms
- 8' tall 1-3/4" Solid-core shaker panel interior doors
- Custom metal stair railing
- Slat board hanging system in garage

### **Misc Features:**

- Oversized wood burning fireplace in Family Room with custom stone surround
- Walk-in closets in all secondary bedrooms

### **ENERGY EFFICIENCY**

#### **Insulation**

- Third-party **Manual J HVAC Calculations & HERS Rating** for every home
- Enclosed attic system with Open Cell Foam (*R-22*)
- Open Cell foam in walls
- Closed Cell Foam at all band joists and cold floors (*up to R-22*)
- Batt sound insulation in between all floors and in sensitive walls (powder, utility, master suite)\*
- Advance framing to allow more thermal break surface than traditional framing

### **Mechanical Equipment**

- Two 16 Seer **Lennox** HVAC Systems
  - 96% Efficient Variable Speed Furnace
  - **Honeywell** touch screen Wi-fi Programmable thermostats
  - Return airs (not jumpers) in all bedrooms for better air balance
  - **Honeywell** whole house media filter
  - Warranty: 10 yr parts/ lifetime heat exchanger
- Humidity sensing vent fans in master bath and utility
- Energy-star (80 cfm) vent fans throughout
- **Navien NPE-240A** tankless hot water heater
  - 96% efficiency
  - Pre-heat smart technology
  - (2) Stainless Steel heat exchanges for less corrosion
  - Warranty: 1 yr labor/5 yr parts/ 15 yr heat exchanger
- Re-circulation System to distribute hot water to each fixture quickly
- CPVC water lines (not PEX)
  - ¾" water supply lines to master shower and kitchen island for more volume

### **Third Party Rating & Testing (in addition to City required inspections)**

- Concrete cylinder testing (break test) on foundation
- Elongation testing on foundation cables
- Engineer Inspections at Foundation/Windstorm/Frame
- Exterior Flashing/Envelope and building envelope Inspection
- Insulation and HVAC rough Inspection (before cover)
- Duct blaster to ensure sealed HVAC system
- Blower door to test envelope seal and verify HERS Rating

### **EXTERIOR TOUCHES**

- **Anderson Windows\***
- **James Hardie** soffit, siding, and fascia
- **Lifetime Ltd. Warranty GAF** Timberline HD Architectural Shingle
- Full true brick facades
- Full gutter system
- Insulated garage door (selections available) with exterior keypad
- Landscaping with sprinkler system
- Mahogany exterior door